



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 25, 2005

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to R-1 (CZ-40017)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the November 3, 2004 public hearing, the County Planning Commission voted 5-0 (Commissioners Becerra and Montano excused) to recommend approval of a zone map amendment from A-1 to R-1 on Tract A, Land of the Estate of LC Ramirez, SP-75-31, located at 2634 Arenal Road SW, on the northwest corner of Arenal and Ramirez Roads, containing approximately 1.19 acres. The decision was based on the following five (5) Findings.

1. This is a request for a zone map amendment from A-1 to R-1 on Tract A, Land of the Estate of LC Ramirez, SP-75-31, located at 2634 Arenal Road SW, on the northwest corner of Arenal and Ramirez Roads, containing approximately 1.19 acres.
2. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that the location and intensity of this request reflects in that R-1 zoning is located west of the subject site.
3. This request is consistent with Resolution 116-86, in that policy 26 of the Southwest Area Plan and allows a minimum lot size of 14,520 square feet where water and sewer services are available.
4. This request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan in that the property is in the Semi Urban Area and Residential Area 3 which allows a minimum lot size of 14,520 square feet where water and sewer services are available.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (November 5, 2004).
2. County Planning Commission Information Packet.

STAFF ANALYSIS SUMMARY**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval